

Sandia Master Planned Community: Sandia is a 3,214-acre community being developed by Pivotal Group, just outside the Coolidge city limits. The master-planned community will have a 35-acre town center with mixed uses, retail stores, and a community center. An estimated 11,000 homes will be built in at least two phases. In 2007 the City of Coolidge Council approved 597 homes to be built on 124.5 acres as part of the first phase of development, which will eventually include 4,000 homes. Five thousand homes for active adult living will be built in phase two. The developer will donate land for three K-8 school as part of the Coolidge Unified School District.

Overfield Road and I-10: Overfield Road is a principal arterial on the eastern outskirts of Casa Grande. The road is currently two lanes, but future plans include expanding the corridor to four lanes north of SR 287 by the year 2020. By 2030, the city proposes Overfield Road to be a truck route for Casa Grande.

Eloy Airport: The Eloy Municipal Airport is located west of the city. Based on the 2001 Airport Municipal Plan, the airport plans to acquire 23 acres northeast of the airport for a runway extension, parking expansion, and T-Hangar structure and parking extension. The airport also has an overlay district that encourages compatible land uses. The permitted uses around the airport are light industrial, open space conservation districts, greenhouses, limited farming, certain residential uses, and some ranching.

Lost Dutchman Heights: Lost Dutchman Heights covers 6,690 acres of the Superstition Vistas (State Trust Land), between Apache Junction and Florence. In 2006, Desert Communities, Inc. won the bid for \$58.6 million to develop 1,011 acres. The State Land Department required that the successful bidder produce a development plan not only for the 1,011 acres, but also for the entire 6,690 acres of the Superstition Vistas. This plan must include infrastructure financing, developing land uses, water resources, and wastewater treatment. This plan is expected to be completed at the end of 2008.

SR 87 Employment Corridor: The existing SR 87 corridor is envisioned by the City of Coolidge (as documented in the Coolidge-Florence Regional Transportation Study) to be developed as a major employment and industrial corridor. Big-box retail development is planned at the intersection of SR-87 and SR-287 according to the Coolidge-Florence Regional Transportation Study. The cities of Coolidge and Eloy also envision the I-10/SR 87 interchange area as a major commercial node that could include large retailers such as car dealerships.

Other future activity centers that have been identified through stakeholder interviews and other input include:

Proposed Rail Yard near Picacho Peak: The proposed rail yard at Picacho would extend six miles along Interstate 10, just east of Picacho Peak. The Union Pacific Railroad is seeking to acquire the 1,500-acre site from the State Land Department. The yard would accommodate a planned doubling in the number of trains over the next ten years, which is expected to double following double-tracking of the railroad.

2.3.3 Generalized Land Ownership

The major categories of land ownership in the study area include BLM, National Forests, parks, Indian communities, military land, private land, and state trust land. BLM land, national forests, parks and military land are preserved from development. Future

development within Indian communities is at the sole discretion of each sovereign tribal community.

Pinal County

The single largest landowner in Pinal County is the state of Arizona, which owns 35 percent of the land in Pinal County. This is followed by individuals and corporations, which own 22 percent of land in Pinal County, Indian Reservations 22 percent, Federal Lands including the U. S. Forest Service and the Bureau of Land Management, 14 percent, and other public land, 6 percent.

Gila County

The distribution of land ownership in Gila County is very different than that of Pinal County. Within Gila County in its entirety, the U.S. Forest Service is the single largest land owner at 56 percent. This is followed by Indian Reservations (Apache Tribe), at 38 percent. Other public lands including State Trust Land and the Bureau of Land Management comprise 4 percent of Gila County. Privately held lands comprise only 2 percent of Gila County.

Table 2.6 describes general land ownership percentages with the Central Arizona Regional Framework study area.

Table 2.6 Land Distribution in the Study Area

Ownership	Area (in acres)	Area (in square miles)	Percent of Total Study Area
Bureau of Land Management	388,800	608	12.1%
U.S. Forest Service	543,500	849	16.8%
Indian Communities	346,300	541	10.7%
Local or State Parks	3,700	6	0.1%
Military	6,000	9	0.2%
National Parks	500	1	0.02%
Other	38,000	59	1.2%
Private	700,700	1,095	21.7%
State Trust	1,201,500	1,877	37.2%
Study Area Total	3,229,000	5,045	

Source: Arizona State Land Department

As displayed in Table 2.6, much of the land in the study area (35 percent) is state trust land. The largest tracts of such land are found in southeastern, middle, and northwestern Pinal County. As a whole, private land owners (individuals and corporations) own nearly 22% of land in the study area. The U.S. Forest Service and BLM are major land owners. Figure 2-8 depicts generalized land ownership.

Bureau of Land Management

Most of BLM land is located in the central portion of the study area, east of Florence to the eastern boundary of study area. In addition, a large patch of BLM land sits between I-10 and SR 79 in the south of the study area. Another tract of BLM land is located adjacent to the Tohono O'odham Nation in the southwest corner of the study area.

U.S Forest Service / National Forests

The Tonto National Forest covers most of the study area north of Superior. A portion of the Coronado National Forest is located east of the SR 77/SR 79 junction.

Indian Communities

The Tohono O'odham Nation and Gila River Indian Reservation are the two tribal communities that lie partially within the study area. In addition, the San Carlos Apache Tribe is located near the eastern boundary of the area.

Military Land

There is only one large tract of military land within the study area, located north of Florence. A smaller military holding is located southeast of Arizona City and west of I-10.

Private Land

Private land comprises 21.7% of the study area. Privately owned land is scattered throughout the study area. Large areas of private land exist near the communities of Apache Junction, Florence, Coolidge, Casa Grande, and Eloy.

State Trust Land

The Arizona State Land Department has jurisdiction over state trust lands until they are sold (generally for development). Upon sale, the appropriate local agency assumes planning authority. Over 37% of the study area is State Trust Land.



Regional Framework Study: Central Arizona

PRELIMINARY
DRAFT

MAG Regional
Transportation Plan

I-8/I-10
Hidden Valley
Framework Study

PAG Regional
Transportation Plan

Figure 2-8
Land Ownership
and Protected
Environmental Areas

- Legend
- City/Town
 - Interstate
 - Highway
 - Railroad
 - River
 - Lake
 - County Boundary
 - Framework Study Boundary
 - Study Area Boundary
 - Wilderness Area
 - National Monument
- Land Ownership
- BLM
 - Tribal Community
 - Local or State Parks
 - National Park Service
 - US Forest Service
 - Military
 - Private
 - State Trust Land

NOTE:
While every effort has been made to ensure the accuracy of this information, the study team makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

